

**PROPERTY OWNERS ASSOCIATION 7TH AMENDED MANAGEMENT CERTIFICATE FOR
WINDY HILL FARMS HOMEOWNERS ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Collin §

1. Name of Subdivision: Windy Hill Farms
2. Subdivision Location: Collin County
3. Name of Homeowners Association: Windy Hill Farms Homeowners Association, Inc.
4. Recording Data for Association:

Portion of a tract of land as described in deed to Lumbermen's Investment Corporation as recorded in Volume 4128, Page 1450 of the Land Records of Collin County, Texas and also being all of Oak Park, Phase III an addition to the City of Murphy as recorded in Cabinet H, Pages 4-5 of the Map Records of Collin County, Texas and a portion of Oak Park, Phase I an addition to the City of Murphy as recorded in Cabinet H, Pages 6-7 and a portion of Oak Park, Phase II an addition to the City of Murphy as recorded in Cabinet H, Pages 8-9.

5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions, on or about November 11, 1999, Volume 4550, Page 1731, Real Property Records of Collin County, Texas, together with any other filings of records (if any). Correction to Declaration of Covenants, Conditions and Restrictions for Windy Hill Farms is filed under Document Number 20010084617. Declaration of Annexation and Supplemental Declaration is filed under Document Number 20050048628.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:
 - Solar Device Policy: Document No 201204090004 10350
 - Rainwater Harvesting System Policy: Document No 201204090004 10340
 - Flag Display and Flagpole Installation Policy: Document No 201204090004 10330
 - Assessment Collection Policy: Document No 201204090004 10320
 - Records Inspection, Copying and Retention Policy: Document No 201204090004 10310
 - E-mail Registration Policy: Document No 201204090004 10300

- Display of Certain Religious Items Policy: Document No 201204090004 10290

Articles of Incorporation and Bylaws are filed under Document Number 20170407000446940. Assessment Collection Policy and Schedule dated 4/4/2017 is filed under Document Number 20170407000446940.

Amended and Reinstated Bylaws were filed under Document No. 20120530000624680

Windy Hill Farms HOA Swimming Pool Rules and Regulations are filed under Document Number 20170407000446940.

Violation Enforcement Resolution dated 4/4/2017 for the Windy Hill Farms Homeowners Association, Inc. are filed under Document No. 20170502000559060

Update Mailing Address and Contact Information filed under Document No. 20180919001177140

Windy Hill Farms Homeowners Association, Inc. Architectural Standards dated 10-5-2018 is filed under Document No. 20181108001389660

Windy Hill Farms Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines and Violation Enforcement Resolution are filed under Document No. 20181112001398130

Windy Hill Farms Homeowners Association, Inc. Pool Rules are filed under Document No. 20190410000378890

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:

- 1 business day = \$110.00 / 3 business day = \$85.00
- Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 25th day of October, 2021.

Windy Hill Farms Homeowners Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

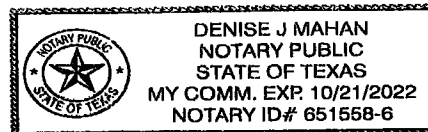
County of Bexar §

This instrument was acknowledged and signed before me on 25th
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Windy Hill Farms Homeowners Association, Inc., on behalf of said association.

Denise J Mahan
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
11/04/2021 09:06:09 AM
\$34.00 CARLA
20211104002262640

Stacey Kemp